To the residents of Chester County:

I am pleased and excited to present to the citizens of Chester County our fifth Annual Report Summary for the Fiscal Year ended 2009. The information contained in this Summary is a condensed and simplified overview of the County of Chester’s audited 2009 Comprehensive Annual Financial Report (CAFR) and presents selected basic information about the County’s revenues, spending, and demographics in an informal, easy to understand format.

I have prepared the Annual Report Summary as a means of helping taxpayers understand the financial position of County government and how their tax dollars are being spent. Now, more than ever, it is important that taxpayers get a clear understanding of the pressures facing government. I firmly believe that an educated citizenry armed with the facts about local, state and federal governments is the best way to ensure accountability and an efficient government.

With a strong history of low taxes, good schools, diverse and well-paying employment and government programs that respect our environment, Chester County continues to be a great place to live, work and raise a family. Like the rest of the nation, however, we face financial challenges in these tough economic times. In order to continue as the wonderful community we have become, Chester County government must remain financially responsible while providing important services to Chester County residents.

As your Controller, I welcome your input on County government. Please explore online resources (such as those on www.chesco.org) and contact your elected officials to express your views on the direction of our nation, state and county. Like other elected officials in Chester County government, I welcome your views about the direction of our government and how we can make it more open, efficient and accountable.

This Annual Report Summary is unaudited and excludes many material disclosures, financial statements, schedules and notes to the financial statements found in the County’s CAFR. Readers desiring more detailed financial information can obtain the full, 156 page, CAFR from the County Controller’s Office, 2 North High Street, Suite 540 (5th floor), PO Box 2748, West Chester, PA 19380-0991 or on the County’s website at www.chesco.org under “Controller” “Comprehensive Annual Financial Report” or call (610) 344-6155.

I hope that you find this report interesting and informative. If you have any questions, do not hesitate to contact me at (610) 344-6155 or vdigiorgio@chesco.org.

Sincerely,

Valentino F. DiGiorgio III
Controller, County of Chester
Welcome to Chester County!

The County of Chester, one of Pennsylvania’s original three counties, was named by William Penn in 1682. It is located in southeastern Pennsylvania, in the scenic Brandywine Valley approximately 30 miles west of Philadelphia. Chester County originally included what is now Delaware County, parts of Lancaster County and Berks County.

In 1784 the county seat was relocated from its then location, the City of Chester, to a more centralized location, the town of Turk’s Head. In 1788 the name of the town was changed from Turk’s Head to its current name – West Chester. The first courthouse was completed in 1786. In 1847 a new courthouse, designed by Thomas N. Walter, was constructed to handle the increasing population. In 2008 Chester County again expanded its judicial capacity with the completion of the Justice Center.

The County was an important stop along the underground railroad. Members of the Society of Friends (Quakers) established routes within the County headed north from Maryland and Delaware.

The County has 73 political subdivisions, consisting of one third class city (Coatesville), 15 boroughs, and 57 townships with the Borough of West Chester being the County Seat. The County has a population of approximately 498,894 and covers 782 square miles, including some of the most productive agricultural land in Pennsylvania.

There are 14 public school districts in Chester County providing elementary and secondary education, as well as many private and parochial schools. Chester County also is proud to be the home to six universities and colleges: Delaware County Community College, West Chester University, Immaculata University, Cheyney University, Lincoln University and The School of Graduate Professional Studies – Penn State Great Valley.

The median income of the County’s households is the highest in the Commonwealth of Pennsylvania. Chester County is one of the leading counties in home ownership as well. According to the 2000 census, Chester County has the most educated population in Pennsylvania.

Population and employment has dramatically grown in Chester County during the past thirty years as suburban development continues to spread westward and as businesses grow along the Route 30 and 202 corridors.
Form of Government

Chester county is organized under the commission form of government. A three person board of commissioners is elected every four years on an at-large basis. The board conducts its business at regularly scheduled public meetings. Information on these meetings, including times and locations, agendas, and minutes, can be found on our website at www.chesco.org.

The Board of Commissioners are joined by two additional elected officials in conducting the County’s financial affairs. The County Controller is the Chief Financial Office of the County and is the principal accountant and auditor. The Treasurer serves as the official cashier/disburser and cash management officer for the County. The remaining administrative, quasi-judicial, and judicial elected officials in the County are Coroner, Clerk of Courts, District Attorney, Judge (15), Jury Commissioner (2), Prothonotary, Recorder of Deeds, Register of Wills/Clerk of the Orphans’ Court, and Sheriff.

Human Services Provided

The human services provided by the County are, in large part, funded by grants received from the state and federal governments. In 2009, the human services made up 53% of the expenditures in the County. Please see page 8 for a graph on the County’s human service expenditures.

Department of Aging: The primary goals of the department are to develop, coordinate and support comprehensive community based services which assist persons age 60 and older to remain independent and self sufficient in the community.

Child Care Information Services: CCIS has been designated as the hub for child care information in Chester County. CCIS manages the subsidized child day care program, provides resource and referral services, and can help families find a childcare provider that best meets their needs.

Children, Youth & Family: The mission of the Department of Children, Youth and Families is to utilize high-quality, comprehensive social services that strengthen the family’s ability to provide for the safety and well-being of each child.

Drug & Alcohol: To provide effective, high quality alcohol, tobacco, and other drug prevention, intervention, and treatment services for the citizens of Chester County in order to prevent the onset of substance abuse and addiction wherever possible and, where it does exist, to mitigate its effects on individuals, families, and communities.

Managed Behavioral Health Care: MBHC provides human services to all eligible County residents in a coordinated and collaborative manner. To best meet our residents’ needs, the department ensures that decisions are made on a sound planning basis and that measures are put in place to maintain high quality services and the statutes and regulations are followed consistently by and between the different services comprising the human services system.

Mental Health/Intellectual & Developmental Disabilities: Every Chester County citizen experiencing mental illness or developmental disability may access services and natural supports that foster recovery and integration into a greater community where they are valued and enjoy fulfilling lives. The County is proud to be the first county in Pennsylvania to change the name of it’s Mental Health/Mental Retardation department to Mental Health/Intellectual & Developmental Disabilities (MH/IDD). “I never liked the wording,” Gary Entrekin said of his department’s former name. This name change removes wording that has a stigma attached to it and gives dignity and respect to all involved.
Quick Fact:
More than 68,891 acres of open space, public and private, are located in Chester County.

The County’s park system contains approximately 4,361 acres. The major parks include Hibernia, Nottingham, Warwick, Springton Manor, Black Rock Sanctuary (which includes the Schuylkill River Trail), Exton, Wolf’s Hollow Farm, Chester Valley Trail, and Struble Trail.

In 2009, over 26,000 people participated in the parks’ special events that include Sheep & Wool Day, Freedom Fest, Old Fiddlers’ Picnic, Dark in the Park and many more.

State and federal parks and state game lands cover approximately 9,618 acres and include Valley Forge National Park. In addition, there is a total of 2,319 acres of recreational open space within the 72 boroughs and townships and one city.

Longwood Gardens is one of the most important horticultural show places in the United States. Its 1,000 acres of privately owned land is open to the public.

General Government – Services provided by the County for the benefit of the public and the governmental body as a whole, including the administrative departments, the Office of the Controller, Commissioners, Treasurer, and Recorder of Deeds.

Judicial Government – Services provided by the County to the courts including the Court of Common Pleas and the following row offices: District Attorney, Clerk of Courts, Register of Wills, Prothonotary, and Sheriff.

Public Safety – Services provided by the County for the safety and security of the public including emergency management, the 911 communications system, hazardous materials response, and emergency medical services.

Corrections – Services used to support the prison, Adult and Juvenile Probation and other correctional programs

Public Works – Services for maintaining and rehabilitating the 97 County owned bridges.

Human Services – Services with the purpose of promoting the general health and well being of the community as a whole, including Public Health, the human services funds, and the Pocopson Home, a long-term nursing facility.

Culture & Recreation – Services to provide County residents opportunities and facilities for cultural and recreational programs including libraries and parks.

Conservation & Development – Programs provided by the County to achieve a satisfactory living environment for the community as a whole including: planning, water resources, agricultural development, and soil conservation.
Growing as you grow...

As a result of a population growth of 15.1% between 2000 and 2009, there has been a need for increased and efficient government and services. Below are some examples of County services and ways of increasing efficiency for our residents.

In 2008, the County’s new courthouse, the Justice Center, was completed. This houses the County’s courts and court related departments making it easier for residents to do business. Included in the new building is the Court of Common Pleas, both Adult and Juvenile Probation, Bail and PreTrial Services, Clerk of Courts, Court Reporters, Detectives, District Attorney, District Justice Administration, District Court 15-1-01, Domestic Relations, Jury, Law Library, Prothonotary, Public Defender, Register of Wills/Clerk of Orphans’ Court, Sheriff, and the Warrant Enforcement Bureau (WEB).

The Court Administration is working to implement e-filing to improve access to case information, filings, and documents for the jurists and courthouse staff. The public and the Bar Association will also experience a savings in time and effort with the “virtual access” to the courthouse that e-filing can provide. E-filing will also save time and effort on behalf of the Prothonotary clerks in acceptance of filing.

In 2008, the County finished renovations and expansion of the Prison, increasing capacity by 256 cells or 512 beds. During 2010 the Prison, space permitting, will provide temporary cell space to prisoners of the Commonwealth of Pennsylvania, generating additional revenues. The graph below shows how prison population has increased since 2000.

Your Local Tax Dollars

The following pie chart illustrates how your local real estate taxes are used. In 2009, on average, Chester County residents paid $2,779.84 per $100,000 of their home’s assessed value. Of that, only 14%, or $396.50, were County taxes.
Chester County residents paid County real estate taxes of $396.50 on $100,000 of assessed value in 2009.

Your County real estate taxes funded 33% or $144.8 million of the County’s activities for 2009. 67% or $291.0 million of the County’s spending is funded by state and federal grants, charges for services, and interest from investments. The illustration below shows how each dollar of your County’s real estate tax bill is spent.

Your County Real Estate Dollars

Quick Fact:
According to Forbes.com, in their America’s Best Places To Raise A Family, Chester County ranks as 10th overall! Chester County’s excellent school systems are one of the main reasons for this exceptional rating.
### Dollars In...

**Revenues Taken In**  
(expressed in thousands)

<table>
<thead>
<tr>
<th></th>
<th>2009</th>
<th>2008</th>
<th>2007</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Program revenues:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Charges for services</td>
<td>$62,031</td>
<td>$58,424</td>
<td>$60,857</td>
</tr>
<tr>
<td>Operating grants and contributions</td>
<td>196,256</td>
<td>210,830</td>
<td>194,405</td>
</tr>
<tr>
<td>Capital grants and contributions</td>
<td>1,341</td>
<td>2,083</td>
<td>1,126</td>
</tr>
<tr>
<td><strong>General revenues:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Taxes</td>
<td>144,814</td>
<td>137,992</td>
<td>136,095</td>
</tr>
<tr>
<td>Investment earnings</td>
<td>3,383</td>
<td>6,703</td>
<td>9,138</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>2,540</td>
<td>1,233</td>
<td>1,754</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td>$410,365</td>
<td>$417,265</td>
<td>$403,375</td>
</tr>
</tbody>
</table>

### From the Commissioners:

One of Chester County’s strategic priorities is to continue to exercise smart financial management and maintain the county’s financial strength, while minimizing the property tax burden. Led by this priority, the Commissioners undertook a number of initiatives throughout 2009 that not only maintained, but built upon the county’s financial strength.

With the backing of the Moody’s Aaa bond rating, the county saved $10 million on the sale of general obligation bonds in January 2009, and saved $971,000 with the refinancing of general obligation bonds in May 2009. Building upon the success of the Moody’s rating, the county commissioners sought, and received, two further AAA bond ratings in November 2009. The endorsements from Standard & Poor’s and Fitch Ratings, along with the Moody’s Aaa rating, placed Chester County in a league of its own in Pennsylvania.

Throughout 2009, the Commissioners and senior staff worked diligently to review county government costs, assuring taxpayers that Chester County government is run efficiently and effectively.
The following information represents the expenditures of the County for each of the major functions of Chester County government. Explanations of the functions are shown on the following page.

### Services Provided

<table>
<thead>
<tr>
<th>Service Provided</th>
<th>2009</th>
<th>2008</th>
<th>2007</th>
</tr>
</thead>
<tbody>
<tr>
<td>General government</td>
<td>$36,195</td>
<td>$39,350</td>
<td>$32,972</td>
</tr>
<tr>
<td>Judicial government</td>
<td>49,980</td>
<td>42,765</td>
<td>38,771</td>
</tr>
<tr>
<td>Public safety</td>
<td>19,244</td>
<td>17,875</td>
<td>15,993</td>
</tr>
<tr>
<td>Corrections</td>
<td>39,989</td>
<td>35,801</td>
<td>36,235</td>
</tr>
<tr>
<td>Public works</td>
<td>1,324</td>
<td>1,189</td>
<td>1,506</td>
</tr>
<tr>
<td>Human services</td>
<td>230,998</td>
<td>245,870</td>
<td>230,999</td>
</tr>
<tr>
<td>Culture &amp; recreation</td>
<td>14,101</td>
<td>22,226</td>
<td>16,752</td>
</tr>
<tr>
<td>Conservation &amp; development</td>
<td>18,317</td>
<td>11,655</td>
<td>8,287</td>
</tr>
<tr>
<td>Interest on long-term debt</td>
<td>25,662</td>
<td>17,537</td>
<td>19,440</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$435,810</strong></td>
<td><strong>$434,268</strong></td>
<td><strong>$400,955</strong></td>
</tr>
</tbody>
</table>

### Quick Fact:

In 2009, **human services** made up **53%** of Chester County’s total expenditures. The following graph illustrates the percentage breakdown of the County’s human services.

- Mngd Behavioral Health Care 27%
- MH/DD Fund 22%
- CYF Fund 13%
- Geriatric Center 11%
- Community Development 9%
- Subsidized Child Day Care 6%
- Health Department 5%
- Drug and Alcohol Fund 3%
- Office of Aging Fund 3%
- Human Services Fund 1%

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**Trends of expenses by activity**

(Expressed in thousands)

- General government
- Judicial government
- Public safety
- Corrections
- Public works
- Human services
- Culture & recreation
- Conservation & development
- Interest on long-term debt

<table>
<thead>
<tr>
<th>Year</th>
<th>General government</th>
<th>Judicial government</th>
<th>Public safety</th>
<th>Corrections</th>
<th>Public works</th>
<th>Human services</th>
<th>Culture &amp; recreation</th>
<th>Conservation &amp; development</th>
<th>Interest on long-term debt</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>$50,000</td>
<td>$60,000</td>
<td>$40,000</td>
<td>$30,000</td>
<td>$10,000</td>
<td>$200,000</td>
<td>$30,000</td>
<td>$40,000</td>
<td>$50,000</td>
</tr>
<tr>
<td>2008</td>
<td>$40,000</td>
<td>$50,000</td>
<td>$30,000</td>
<td>$20,000</td>
<td>$9,000</td>
<td>$180,000</td>
<td>$25,000</td>
<td>$25,000</td>
<td>$40,000</td>
</tr>
<tr>
<td>2007</td>
<td>$20,000</td>
<td>$30,000</td>
<td>$20,000</td>
<td>$10,000</td>
<td>$4,000</td>
<td>$120,000</td>
<td>$12,000</td>
<td>$12,000</td>
<td>$20,000</td>
</tr>
</tbody>
</table>
The General Fund is the County's primary operating fund. It accounts for the general operating activities of the County, except for those required to be accounted for in another fund. The general tax revenues of the County as well as other resources received and not designated for a special purpose are accounted for in the General Fund. The General Fund of the County is made up of 41 departments. This graph shows the top 20 departments and is expressed in thousands.

* Department of Computing & Information Services
The Financial Position Statement, known in accounting terms as the “Statement of Net Assets”, is designed to provide a picture of the County’s financial position as of the end of the year. The net assets figure represents the amount that the County owns versus the amount owed.

### Assets

<table>
<thead>
<tr>
<th></th>
<th>2009</th>
<th>2008</th>
<th>2007</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash</td>
<td>$158,884</td>
<td>$146,607</td>
<td>$157,884</td>
</tr>
<tr>
<td>Investments</td>
<td>837</td>
<td>1,045</td>
<td>58,043</td>
</tr>
<tr>
<td>Accounts receivable</td>
<td>35,567</td>
<td>32,794</td>
<td>27,282</td>
</tr>
<tr>
<td>Capital assets</td>
<td>346,872</td>
<td>341,173</td>
<td>313,935</td>
</tr>
<tr>
<td>Other assets</td>
<td>5,306</td>
<td>5,845</td>
<td>8,924</td>
</tr>
<tr>
<td><strong>Total assets</strong></td>
<td><strong>547,466</strong></td>
<td><strong>527,464</strong></td>
<td><strong>566,068</strong></td>
</tr>
</tbody>
</table>

### Liabilities

<table>
<thead>
<tr>
<th></th>
<th>2009</th>
<th>2008</th>
<th>2007</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts payable</td>
<td>30,957</td>
<td>36,146</td>
<td>41,903</td>
</tr>
<tr>
<td>Unearned revenue</td>
<td>21,510</td>
<td>20,522</td>
<td>22,116</td>
</tr>
<tr>
<td>Other liabilities</td>
<td>7,186</td>
<td>3,489</td>
<td>4,631</td>
</tr>
<tr>
<td>Long-term liabilities</td>
<td>528,504</td>
<td>482,553</td>
<td>495,662</td>
</tr>
<tr>
<td><strong>Total liabilities</strong></td>
<td><strong>588,157</strong></td>
<td><strong>542,710</strong></td>
<td><strong>564,312</strong></td>
</tr>
</tbody>
</table>

**Net Assets*** $ (40,691) $ (15,246) $ 1,756

*Negative net assets are due to the cumulative effect of debt used to finance capital assets titled to others. Grants were provided to land conservancies for open space and to municipalities for park development and community development projects, such as Streetscape improvements and water and sewer infrastructure.

**Quick Fact:**
A substantial part of the County still consists of large farms. There are approximately 1,920 farms with an average size of 87 acres, with over 67,000 acres used for raising horses. The County has the second largest horse population in Pennsylvania. Chester County is a world leader in the Agaricus mushroom (which includes the familiar button mushroom) industry. Of the 108 mushroom farms in the US, the County’s 60 farms produced an estimated $391 million of mushrooms, which is 68% of the Pennsylvania crop and 33% of the US crop.
How Strong is the County’s Financial Position?

Chester County’s financial position is very strong. The county maintains sufficient net financial resources to protect against shortfalls.

In December 2008, Moody’s Investor Service renewed the rating of Chester County’s general obligation bonds as Aaa. Moody’s cited, as factors, solid financial operations, sound fiscal policy, a sound economic base, and an above average debt position. In the latter part of 2009 the County attained similar AAA rating from Standard and Poor’s and Fitch Ratings. At the time, Chester County was one of only 23 counties in the United States to have a Aaa/AAA bond rating from all three major rating agencies. Our Aaa/AAA rating has and will continue to result in lower debt service on County debt – saving taxpayer money.

It is recommended that governments maintain unreserved fund balances in their general fund of no less than 5 to 15 percent of the General Fund’s revenues or no less than one to two months of General Fund expenditures.

To that end, in 2000, the County established a working capital reserve policy, which strengthens the County’s ability to maintain an investment grade credit rating should unforeseen circumstances arise. In 2008, the County had $16.2 million in the working capital reserve, which represent 10 percent of the 2009 General Fund budget.

The County’s General Fund 2009 year end unreserved fund balance of $56.6 million represents approximately 39.5 percent of General Fund revenues and more than 2 1/2 months of expenditures and transfers to other County funds.

Because of the County’s strong financial position, it is able to issue general obligation notes and bonds to help fund the County’s Capital Improvement and Open Space Projects instead of raising taxes. In 2009, the County issued General Obligation Bonds totaling $240.2 million.
General Obligation Debt

General Obligation Bonds and Notes are long-term debt instruments which are repaid from the County’s general revenue sources.

Under the Commonwealth of Pennsylvania Local Government Unit Debt Act, the borrowing capacity or legal limit for non-electoral debt is three hundred percent of the borrowing base. Three hundred percent of the borrowing base as of December 31, 2009 is $1.3 billion. Total debt outstanding as of December 31, 2009 was $498.4 million, leaving $820.7 million debt capacity remaining.

- On January 14, 2009, the County issued General Obligation Bonds, Series of 2009 in the amount of $118,080,000.
- On June 15, 2009, the County issued General Obligation Bonds, Series A of 2009 in the amount of $25,265,000.
- On December 9, 2009, the County issued General Obligation Bonds, Series B of 2009 in the amount of $40,915,000.
- On December 9, 2009, the County issued General Obligation Bonds, Series C of 2009 in the amount of $55,960,000.

Proceeds from these issues were used for advance refunding and refunding of various General Obligation Bonds and General Obligation Notes and for the County’s capital program.

For more detailed information on the County’s long-term liabilities, please see our 2009 Comprehensive Annual Financial Report.

Quick Fact:
Chester County is a 3rd Class county. This means the County’s population is between 225,000 and 500,000 inhabitants. The County currently has an approximate population of 498,894.

The County’s Future Debt Payments

Shown below are the annual debt principal payments for the next five years and thereafter in five year increments on long-term debt outstanding as of December 31, 2009 for the County as a whole.

<table>
<thead>
<tr>
<th>Year</th>
<th>Debt Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>$9,021</td>
</tr>
<tr>
<td>2011</td>
<td>$11,175</td>
</tr>
<tr>
<td>2012</td>
<td>$10,195</td>
</tr>
<tr>
<td>2013</td>
<td>$12,650</td>
</tr>
<tr>
<td>2014</td>
<td>$16,330</td>
</tr>
<tr>
<td>2015-2019</td>
<td>$103,690</td>
</tr>
<tr>
<td>2020-2024</td>
<td>$131,668</td>
</tr>
<tr>
<td>2025-2029</td>
<td>$162,743</td>
</tr>
<tr>
<td>2030-2032</td>
<td>$40,915</td>
</tr>
</tbody>
</table>

Expressed in Thousands

Long Term Debt Outstanding (expressed in millions)
How does Chester County Compare?

The following seven graphs compare Chester County with our four Pennsylvania neighbors; Lancaster, Berks, Montgomery and Delaware Counties. By using per resident comparisons, Chester County is easily matched up to our neighbors. Chester County compares favorably to its neighbors in Population Density, Real Estate Taxes, and various other indicators.

**Population Density per square mile**

- Average: 1,234
- Berks: 470
- Lancaster: 516
- Chester: 656
- Montgomery: 1,606
- Delaware: 2,922

**County Real Estate Taxes as a Percent of Total Revenue**

- Average: 48.7%
- Chester: 33.1%
- Berks: 36.7%
- Lancaster: 37.6%
- Montgomery: 66.1%
- Delaware: 70.0%

as of 2008
How does Chester County Compare?

**Number of County Employees per 1,000 Residents**
- Average: 5.2
- Lancaster: 4.2
- Montgomery: 4.8
- Chester: 5.0
- Delaware: 5.6
- Berks: 6.7

**General Fund Expenditures per Resident**
- Average: $384.97
- Chester: $242.44
- Lancaster: $255.65
- Delaware: $375.51
- Berks: $415.44
- Montgomery: $635.82

**General & Judicial Government Expenditures per Resident**
- Average: $56.78, $79.54
- Chester: $46.18, $73.91
- Montgomery: $46.18, $75.80
- Delaware: $46.18, $77.95
- Lancaster: $46.18, $78.79
- Berks: $46.18, $96.71

All charts on this page are as of year end 2008.
Chester County has been ranked as the healthiest county in Pennsylvania, according to a study published in 2010 by the University of Wisconsin. The study placed Chester County at the top of a number of categories, including health outcomes (red on the graph below) and health factors (blue on the graph below). The study looked at a number of factors, including the length and quality of life, health behaviors, clinical care, social and economic factors and the physical environment.
The following are highlights of some of the County’s current projects.

**Open Space Preservation** – The County continues to support its National Association of Counties (2007), Pennsylvania Land Trust Association (2006) and American Planning Association award winning Open Space Preservation program. Through the farmland preservation program the County disbursed $8.9 million in 2009 which leveraged another $7.5 million from other public and private funding sources. This led to the preservation of 1,752 acres of farmland during 2009. The municipal grants program provides financial and technical assistance regarding purchase and construction of recreational facilities. In 2009, this program’s funding led to the purchase of additional park land in six municipalities and completion of park facility projects in seven municipalities to create safe and accessible recreation opportunities throughout the County. The County has now preserved over 42,900 acres of open space.

**Greenhouse Gas Reduction Efforts** – The County continues to work with a task force to identify recommendations on how to best address climate change with regard to economic, technical, and environmental considerations. The task force is made up of a diverse group of experts and citizen volunteers who will outline recommendations that can be implemented by County government, other organizations, and citizens.

**Strategic Plan** - In 2009 the County continued its strategic planning process. It is contemplated that upon completion, the County will have developed priorities and goals which will be integrated into performance management and performance based-budgeting systems. The initial priorities were established in early 2009 with the goal of implementing all the support systems in time for the preparation of the 2011 budget.

**Consolidation of Government Offices** - The County entered into a long term lease for 125,000 square feet in West Chester to house the administrative departments of the County. This will enable the County to further consolidate services. With the exception of the Historic Courthouse, the buildings currently owned by the County housing these agencies will be sold to private owners enabling the generation of taxable properties to the Borough of West Chester, the West Chester School District and the County.
Quick Fact:
Although the County is a government or public sector, it is actually the 6th largest employer in Chester County with 3,030 employees.

Chester County has 2,531 full time employees and 499 part time employees.

In 2008, among the most common occupations in the County were: Management, professional, and related occupations, 47 percent; sales and office occupations, 26 percent; and service occupations, 12 percent. 87 percent of the people employed were private wage and salary workers; 9 percent were federal, state, or local government workers; and 5 percent were self-employed in own not incorporated business workers.

Eighty-one percent of workers in the County drove to work alone in 2008, 8 percent carpoool, 3 percent took public transportation, and 3 percent used other means. The remaining 5 percent worked at home. Among those who commuted to work, it took them on average 27.7 minutes to travel to work.

Source: US Census Bureau, American FactFinder

### Ten Largest Employers in 2009

<table>
<thead>
<tr>
<th>Private Sector Employers</th>
<th>Number of Employees</th>
<th>% of Labor Force</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vanguard Group</td>
<td>9,273</td>
<td>3.45%</td>
</tr>
<tr>
<td>Siemens Medical Solutions USA, Inc.</td>
<td>7,000</td>
<td>2.61%</td>
</tr>
<tr>
<td>Genesis HealthCare</td>
<td>6,376</td>
<td>2.37%</td>
</tr>
<tr>
<td>QVC, Inc.</td>
<td>4,000</td>
<td>1.49%</td>
</tr>
<tr>
<td>SunGuard Data Systems Inc.</td>
<td>4,000</td>
<td>1.49%</td>
</tr>
<tr>
<td>Chester County Hospital</td>
<td>2,102</td>
<td>0.78%</td>
</tr>
<tr>
<td>Devereux Foundation</td>
<td>1,500</td>
<td>0.56%</td>
</tr>
<tr>
<td>Unisys Corporation</td>
<td>1,500</td>
<td>0.56%</td>
</tr>
<tr>
<td>West Chester University</td>
<td>1,454</td>
<td>0.54%</td>
</tr>
<tr>
<td>Pfizer</td>
<td>1,250</td>
<td>0.47%</td>
</tr>
<tr>
<td><strong>Labor Force 2008 (average)</strong></td>
<td><strong>38,455</strong></td>
<td><strong>14.32%</strong></td>
</tr>
</tbody>
</table>

### Median Household Income as of 2008

- **Chester**, $85,731
- **Montgomery**, $78,092
- **Delaware**, $65,025
- **Berks**, $54,616
- **Lancaster**, $55,850
- **Pennsylvania**, $50,713
- **United States**, $52,029

Source: US Census Bureau, American FactFinder
Ten Largest Real Estate Taxpayers in 2009

<table>
<thead>
<tr>
<th>Business</th>
<th>Assessed Valuation</th>
<th>% of Total Assessed Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liberty Property Ltd. Partnership</td>
<td>$292,180</td>
<td>0.80%</td>
</tr>
<tr>
<td>Hankin Group</td>
<td>126,391</td>
<td>0.35%</td>
</tr>
<tr>
<td>Exton Square, Inc.</td>
<td>90,569</td>
<td>0.25%</td>
</tr>
<tr>
<td>Brandywine Operating Ltd. Partnership</td>
<td>82,616</td>
<td>0.23%</td>
</tr>
<tr>
<td>Horatio Realty Trust</td>
<td>81,770</td>
<td>0.22%</td>
</tr>
<tr>
<td>Chesterbrook Partners</td>
<td>80,928</td>
<td>0.22%</td>
</tr>
<tr>
<td>QVC, Inc.</td>
<td>67,440</td>
<td>0.18%</td>
</tr>
<tr>
<td>Seimens Medical Systems</td>
<td>66,923</td>
<td>0.18%</td>
</tr>
<tr>
<td>Coventry Retail</td>
<td>54,913</td>
<td>0.15%</td>
</tr>
<tr>
<td>Main Street</td>
<td>53,186</td>
<td>0.15%</td>
</tr>
</tbody>
</table>

Total Principal Taxpayers: $996,916 2.73%
Total Taxable & Exempt Assessed Value: $36,526,648

Quick Fact:
Chester County’s 911 communication system received 288,029 calls in 2009. That’s about 789 calls per day!
To handle those calls Chester County has 42 municipal police departments, 2 state police barracks and 11 hospitals and medical centers.
Also Chester County has 27 ambulance stations and 52 volunteer fire stations.

In 2008, Chester County had 177,000 occupied housing units - 139,000 (79 percent) owner occupied and 38,000 (21 percent) renter occupied. One percent of the households did not have telephone service and 5 percent of the households did not have access to a car, truck, or van for private use. Multi-vehicle households were not rare. Forty-six percent had two vehicles and another 23 percent had three or more.

The median monthly housing costs for mortgaged owners was $2,153, non-mortgaged owners $685, and renters $1,080. Thirty-six percent of owners with mortgages, 19 percent of owners without mortgages, and 44 percent of renters in Chester County spent 30 percent or more of household income on housing.

Source: US Census Bureau, American FactFinder
Chester County Elected Officials

Clerk of Courts
Frank McElwaine 610-344-6135

Commissioners
Carol Aichele, Chairman 610-344-6100
Terence Farrell 610-344-6100
Kathi Cozzone 610-344-6199

Controller
Valentino DiGiorgio III, Esq. 610-344-6155

Coroner
Steven J. Dickter, MD 610-344-6165

Court of Common Pleas
The Honorable James P. MacElree, II, President Judge 610-344-6700

District Attorney
Joseph W. Carroll, Esq. 610-344-6801

Jury Commissioners
Mimi H. Sack 610-344-6174
Martha E. Smith 610-344-6174

Prothonotary
Bryan D. Walters 610-344-6300

Recorder of Deeds
Ryan A. Costello, Esq. 610-344-6330

Register of Wills
Paula Gowen 610-344-6335

Sheriff
Carolyn B. Welsh 610-344-6850

Treasurer
Ann Duke 610-344-6370

Fraud Hotline
Did you know that Chester County has a fraud hotline? To confidentially report suspected Fraud and Abuse in Chester County government:

- **On the internet** – go to the Controller’s webpage at [www.chesco.org](http://www.chesco.org) and click on the *Waste, Fraud & Abuse Hotline* link.
- **E-mail** the Controller at ControllerInfo@chesco.org
- **Call** the Controller at 610-344-5912
- **Mail** your information to:
  
<table>
<thead>
<tr>
<th>Fraud Hotline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office of the Controller</td>
</tr>
<tr>
<td>2 N. High Street</td>
</tr>
<tr>
<td>West Chester, PA 19380-0091</td>
</tr>
</tbody>
</table>